



PHAP17-00031

Date: November 20, 2017
Application Type: Certificate of Appropriateness
Property Owner: Mills Plaza Properties II LP
Representative: William Helm, AIA
Legal Description: 6 Mills Lot 28 (14508 Sq. Ft.), City of El Paso, El Paso County, Texas
Historic District: Downtown
Location: 102 Mills Avenue
Representative District: #8
Existing Zoning: C-5/H (Commercial/Historic)
Year Built: 1930
Historic Status: Landmark
Request: Certificate of Appropriateness for the rehabilitation of the subject property to include new storefronts; window and glass replacement; new entrances; masonry restoration, replacement and repointing; canopy installation; sidewalk replacement; landscaping and furniture; drainage system and roof replacement and installation; glass guardrail installation; and lighting installation

Application Filed: 11/06/2017
45 Day Expiration: 12/21/2017

ITEM #2



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the rehabilitation of the subject property to include new storefronts; window and glass replacement; new entrances; masonry restoration, replacement and repointing; canopy installation; sidewalk replacement; landscaping and furniture; drainage system and roof replacement and installation; glass guardrail installation; and lighting installation

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL of the proposed scope of work based on the following recommendations:

The Downtown Historic District Design Guidelines recommend the following:

- *Storefronts are crucial elements of the commercial streetscape. The storefronts in downtown and along South El Paso Street have had to bear the pressure to modernize and/or create a new image as businesses move in and out.*
- *It is recommended that storefronts be similar to that of the Mills or Center buildings: Large display windows, a small wainscot at the bottom and a recessed entry.*
- *Determine if the existing storefront is the original or a later alteration. Preserve original materials or details and the shape of original openings (otherwise the proportions of the façade will be lost). Replace missing original elements such as transom windows.*
- *Storefronts should be fabricated from wood, but metal storefronts will be acceptable provided that: The design complements the architectural style of the façade and the surrounding area. Entry doors complement the structure's architectural style.*
- *Solid or residential-type doors with small areas of glass should be avoided.*
- *The original size, division and shape of display windows should be retained. Glass should be transparent for pedestrian viewing.*
- *Bars or offices in storefronts should use blinds or café curtains for privacy.*
- *The wainscot or panel beneath the display window should be constructed of wood or brick. Plastic and metal sidings are not historic and should be avoided.*
- *Transom windows should be preserved and/or restored where possible. Transom windows may still be found underneath dropped ceilings and exterior cover-ups.*
- *Generally, lighting provides safety and visibility. In addition, it serves a number of other purposes: Can accentuate important features, qualities, and landmarks.*
- *Contemporary lighting fixtures should be replaced with period lights found in Pioneer Plaza.*
- *Landscaping within the historic district should be consistent.*
- *Trees should have tree grates and vertical tree guards similar to those at Pioneer Plaza.*
- *Tree spacing should coordinate with existing and proposed lighting installation.*
- *Generally, windows constitute the major element in creating the character of a building. A window's shape, size, placement and decorative trim are important contributing elements of a building's character. Consequently, windows should be preserved and protected against drastic alteration, such as boarding or blocking up.*
- *Windows beyond repair should be replaced to maintain the appearance of the original windows.*
- *Replacement windows should match the same size of the original. In other words, new windows should fill the entire space. The practice of "blocking up" and/or "blocking down" existing window openings to fit a smaller standard size windows should be avoided.*
- *Generally, window glass should be clear. Mirrored and reflective glass are not historic and should be avoided. The same is true for any reflective-type window screening.*
- *Original window sills and lintels are important window elements. Each should be maintained and care should be taken to clean and preserve them.*

- *Materials should be compatible with the structure and other elements particular to the historic district.*
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- *Awnings and canopies should be placed at the top of openings, but they should not cover important architectural details/elements.*
- *Awnings and canopies should be of an appropriate size and scale in relation to the building's façade.*
- *Retain existing masonry and mortar if possible. If masonry must be replaced, match old material with new material as closely as possible (size, color, texture, etc.).*
- *Repoint mortar joints only when necessary, approximately every 50 to 60 years or when deterioration occurs. Mortar should be duplicated in composition, color and texture.*
- *Retain original color and texture of masonry when possible.*
- *New construction should be compatible with existing historic materials and construction details.*
- *Street furniture should make a positive contribution to a street's image and not become another eyesore.*
- *Street furniture should be selected, placed and maintained as part of an overall design scheme.*
- *Furniture should also be chosen with respect to climate and the amounts of exposure it may receive. For example, benches made from metals would be inappropriate considering the city's 90 – 100 °F summer weather. Furthermore, consideration should be given to the intensity of use, vandalism, or any other possible abuse.*
- *Mechanical, electrical and telephone equipment, as well as other obtrusive elements (such as meters) should be screened from view, or moved to the rear of the building.*
- *Masonry should be cleaned with low pressure water combined with detergents and scrubbed with natural bristle brushes. This method is effective for brickwork when the dirt is merely sitting on the surface or is bound to the wall with water-soluble matter. It is not useful for removing heavily encrusted dirt.*
- *Brick surfaces should never be sandblasted because it can damage or corrode the building surface.*
- *Treatment of sidewalks should take pedestrian traffic and the need for aesthetic improvement into account.*
- *Sidewalks should be enhanced by installing brick pavers (or other decorative materials) along the edges and/or at intersections.*
- *In general, repair roofing and framing to ensure structural integrity and waterproofing.*
- *Do not change the style or construction of a roof. Altering a roof may destroy the architectural integrity of a structure.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
- *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
- *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or*

pictorial evidence.

- *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
- *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

AERIAL MAP



PROPOSED NORTH AND EAST ELEVATIONS

COOPER CARRY
THE CENTER FOR CLIMATE-TOOL ARCHITECTURE

311 Hudson Street, 4th Floor
Atlanta, GA 30303-3010
404.525.1100
www.coopercarry.com

ATLANTA, MISSISSAUGA, WASHINGTON, D.C.



PROJECT	PLAZA HOTEL
DATE	10/1/2017
BY	Jordan Foster
CHECKED BY	Jordan Foster

PLAZA HOTEL

105 Mills Street, El Paso, Texas 79901

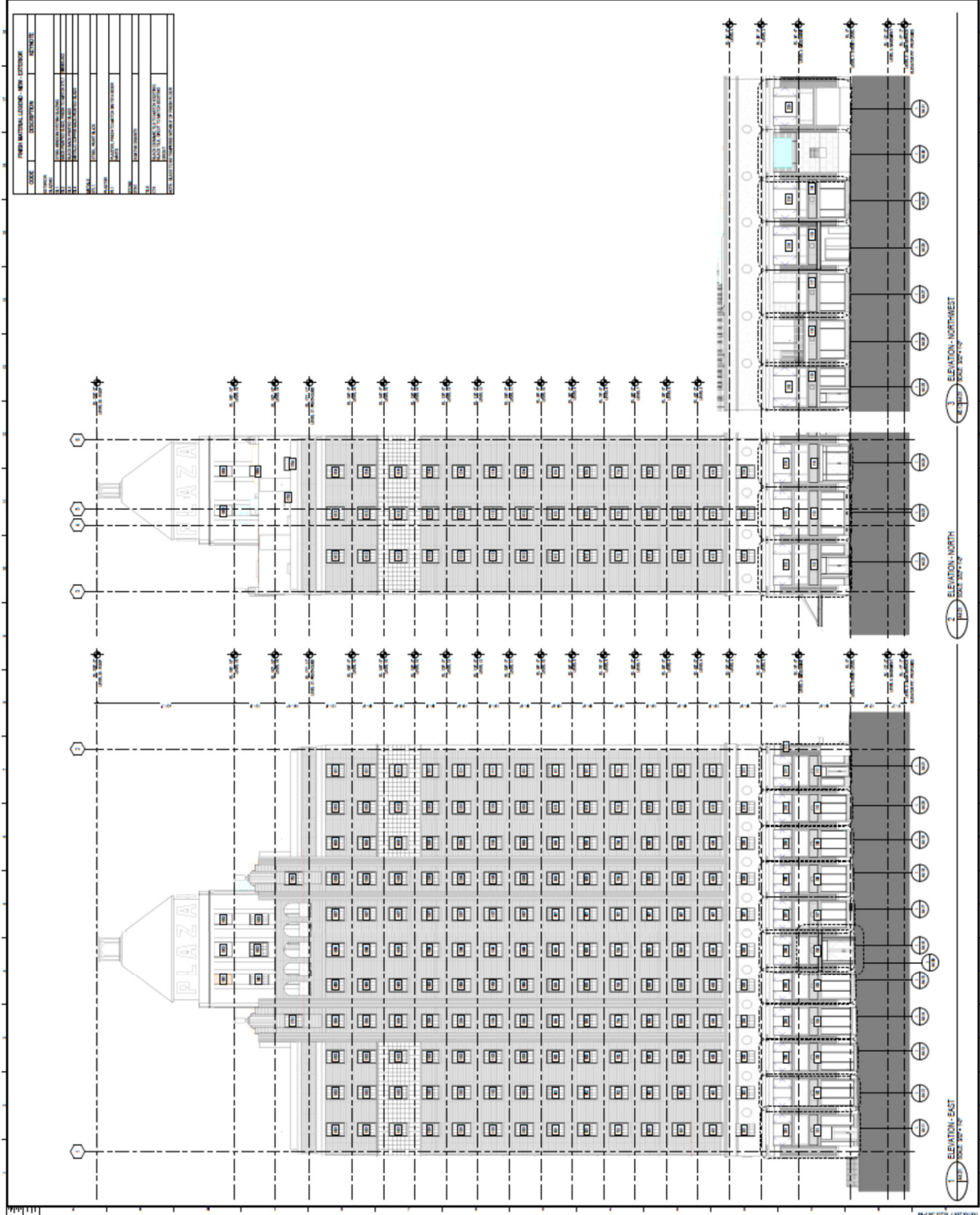
JORDAN FOSTER LLC

EXTERIOR ELEVATION - EAST
& NORTH - PROPOSED

DATE	10/1/2017
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PROJECT	PLAZA HOTEL

A4.01

SEE PLAN FOR CONSTRUCTION



PROPOSED WEST AND SOUTH ELEVATIONS

